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CF# 114874 SW/EL

013-90-0035

05/03/82 00132087 H431158 \$ 7.00

THE STATE OF TEXAS)

COUNTY OF HARRIS)

WARRANTY DEED WITH VENDOR'S LIEN

That TEXAS BANK & TRUST COMPANY OF HOUSTON, a State Banking Institution, of the County of Harris and State of Texas, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain real estate lien note of even date herewith, in the principal sum of SIXTY SIX THOUSAND AND NO/100 DOLLARS (\$66,000.00) payable to TEXAS BANK & TRUST COMPANY OF HOUSTON, of Harris County, Texas by terms and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and as additionally secured by a Deed of Trust of even date herewith to John L. Gardner, Trustee, have GRANTED, SOLD AND CONVEYED, AND BY THESE PRESENTS DO GRANT, SELL AND CONVEY unto LEAS-IT, INC., of Harris County, Texas, all of the following described real property in Harris County, Texas, to-wit:

See Exhibit "A" attached hereto and incorporated herein for all intents and purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

FILED
MAY 3 9 30 AM '82
COUNTY CLERK
HARRIS COUNTY TEXAS

9820371

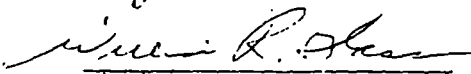


013-90-0036

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

But it is expressly agreed and stipulated that the taxes for the current year have been prorated and are assumed by the Grantee. This conveyance is made and accepted subject to all and singular the reservations, restrictions, easements, rights-of-way, zoning ordinances, maintenance charges, oil, gas and mineral reservations, royalties, and covenants, if any applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Harris County, Texas.

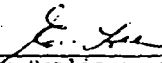
EXECUTED this 28th day of April, 1982.


William R. Glass
Executive Vice President

STATE OF TEXAS)
COUNTY OF Harris)

Before me the undersigned authority, on this day personally appeared WILLIAM R. GLASS, Executive Vice President of TEXAS BANK & TRUST COMPANY OF HOUSTON, a State Banking Institution, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28th day of April, 1982.


Notary Public in and for
Harris County, Texas

Grantee's Address:
3116 Jensen Drive
Houston, Texas 77026



E. LEE
Notary Public for the State of Texas
My Commission Expires 9-5-84

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RETURN TO:

US LIFE TITLE COMPANY OF HOUSTON
6200 SAVOY, SUITE 120
HOUSTON, TEXAS 77036

013-90-0037

EXHIBIT A

A tract or parcel of land containing 63,815.64 SQ. FT. or 1.46501 acre being known as Lot 9 and the North 1/2 of Lot 8 save the west 9 FT. Conveyed to the City of Houston of a subdivision of the MOFFATT TRACT and the North 208.00 FT. of the BRADY 4.08 acre tract in the City of Houston out of the Samuel M. Harris Survey, Abstract 327 Harris County, Texas, said MOFFATT SUBDIVISION delineated on plat recorded in Vol. 998, Page 716 of the Harris County Deed Records said so-called 4.08 acre tract conveyed to Mary H. Brady by A.W. Schuller, et al, in instrument recorded in Vol. 36, Page 580 of the Harris County Deed Records, said 1.46501 acre tract being more particularly described by metes and bounds as follows, To-Wit:

BEGINNING at a 1/2 inch iron pipe at the Northwest corner of the herein described 1.46501 acre tract marking the intersection of the East right-of-way line of Jensen Drive (60.00 ft. in width) with the North line of said Lot 9 of the subdivision of the Moffatt Tract, said iron pipe being located South a distance of 101.00 ft. from the intersection of the South right-of-way line of Evella Street (50.00 ft. in width) with the East right-of-way of said Jensen Dr.;

THENCE North 89 deg. 41 min. 24 sec. East partially with an old fence line passing a 1/2 inch iron rod at the Northeast corner of said Lot 9 at 147.96 ft in all a total distance of 355.96 ft. to a 1/2 inch iron pipe at the Northeast corner at a fence corner.

THENCE South with the East line of said Brady so-called 4.08 acre tract a distance of 208.00 ft. to a 1/2 inch iron pipe at a fence corner;

THENCE South 89 deg. 41 min. 24 sec. West partially with a wood fence a distance of 208.00 ft. to a 1/2 inch iron rod at a fence corner and marking the lower Southwest corner of the herein described tract;

THENCE North with the West line of said Brady so-called 4.08 acre tract a distance of 69.10 ft. to a 1/2 inch iron rod at a re-entrant corner marking the Southeast corner of the North 1/2 of said Lot 8;

THENCE South 89 deg. 41 min. 24 sec. West with the mid line of said Lot 8 a distance of 147.96 ft. to a 3/8 inch iron rod at a fence corner marking the upper Southwest corner of the herein described tract and being in the East right-of-way line of Jensen Dr.;

THENCE North with the East right-of-way line of said Jensen Dr. a distance of 138.90 ft. to the PLACE OF BEGINNING and containing 1.46501 acre.

STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

MAY 3 - 1982



Rich L. Lusk
COUNTY CLERK,
HARRIS COUNTY, TEXAS

4/15/82